

Southwest Harbor Shoreland Zoning Ordinance Summary of Proposed Changes

- All substantial changes to the Shoreland Zoning are changes required by the Maine Department of Environmental Protection. The DEP is the authority that oversees shoreland zoning in the State and all ordinances must meet the requirements of the DEP Chapter 1000.
- The changes proposed are to satisfy Maine DEP Department Order #01-2014 dated January 8, 2014 ordering the Town of Southwest Harbor to correct the deficiencies identified.
- The Maritime Activities Zone is being renamed the General Development Zone. This is a State used name, it does clear up confusion between Maritime Zone and the Commercial Fishers/ Maritime Zone which will remain.
- We are proposing to change some lots along the north side of shore Rd in Manset to Commercial Fisheries/ Maritime Activities to better fit the lots, these lots include the Town's Manset Dock properties as well as the Hinckley waterfront lot. The Commercial Fisheries/ Maritime Zone is the only zone the DEP allows to do individual lots by where necessary to maintain Commercial Fisheries uses.
- The stretch of shoreland lots between the Manset Town Dock and the intersection of Rte 102 and 102A is proposed to be changed from the Harbor Zone to the Residential Shoreland zone to better reflect what is existing in that area, this also coincides with the 2010 Comprehensive Plans recommendation.
- The current zoning map shows Zone A as going to the waters edge, this needs to be changed as 250' is the Shoreland Zone, This is being proposed as the Harbor Zone to coincide with the zones on either side of this area.
- A Stream Protection Zone has been added as required by the DEP, it is only on stream segments identified by the DEP.